

CHAPTER 17
RESIDENTIAL RENTAL PROPERTY
ARTICLE 1. GENERAL PROVISIONS

33.1901. Definitions

- A. In this article, unless the context otherwise requires:
- "Managing Agent" means a person, corporation, partnership or limited liability company that is authorized by the owner to operate and manage the property.
1. "Residential Rental Property" means property that is used solely as leased or rented property for residential purposes. If the property is a space rental mobile home park or a recreational vehicle park, "Residential Rental Property" includes the rental space that is leased or rented by the owner of that rental space but does not include the mobile home or recreational vehicle that serves as the actual dwelling if the dwelling is owned and occupied by the tenant of the rental space and not by the owner of the rental space.
 2. "Slum Property" means residential rental property that has deteriorated or is in a state of disrepair and that manifests one or more of the following conditions that are a danger to the health or safety of the public:
 - (a) Structurally unsound exterior surfaces, roof, walls, doors, floors, stairwells, porches or railings.
 - (b) Lack of potable water, adequate sanitation, facilities, adequate water or waste pipe connections.
 - (c) Hazardous electrical systems or gas connections.
 - (d) Lack of safe, rapid egress.
 - (e) Accumulation of human or animal waste, medical or biological waste, gaseous or combustible materials, dangerous or corrosive liquids, flammable or explosive materials or drug paraphernalia.

33.1902. Residential rental property; recording with the assessor; agent designation; civil penalty.

- A. An owner of residential rental property shall maintain with the assessor in the county where the property is located information required by this section in a manner to be determined by the assessor. The owner shall update any information required by this section within ten days after change of the information occurs. The following information shall be maintained:
1. The name, address and telephone number of the property owner.
 2. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, the name, address and telephone number of the statutory agent, if applicable, and the following:
 - (a) For a corporation, a corporate officer.
 - (b) For a partnership, a general partner.
 - (c) For a limited liability company, the managing or administrative member.
 - (d) For a limited partnership, a general partner.
 - (e) For a trust, a trustee.
 - (f) For real estate investment trust, a general partner or an officer.
 3. The street address and parcel number of the property.
 4. The year the building was built.
- B. An owner of residential rental property who lives outside this state shall designate and record with the assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. The owner shall designate the agent in a manner to be determined by the assessor. The information shall include the name, address and telephone number of the agent.
- C. Residential rental property shall not be occupied if the information required by this section is not on file with the county assessor. This subsection does not affect any existing lease.
- D. All records, files and documents that are required by this section are public records.
- E. A person who fails to comply with any provision of this section shall be assessed a civil penalty of one thousand dollars, plus an additional one hundred dollars for each month after the date of the original violation until compliance occurs. The court shall not suspend any portion of the civil penalty provided by this subsection.
- F. Notwithstanding subsection E of this section, if a person complies within ten days after receiving the complaint that notices the violation, the court shall dismiss the complaint and shall not impose a civil penalty.
- G. In carrying out the provisions of this section the county assessor shall have immunity as provided in section 12-820.01.

RETURN TO:

Christine Mazon
Coconino County Assessor

110 E Cherry Ave.
Flagstaff AZ 86001-4627

Coconino County (7/99)

Notification of Arizona Residential Rental Property

Pursuant to A.R.S. 33-1901 and 33-1902

Instructions: In compliance with A.R.S. 33-1902(A): an owner of residential rental property shall maintain with the Assessor in the county where the property is located information required by this section in a manner to be determined by the Assessor. Pursuant to A.R.S. 33-1902(B): an out-of-state owner of residential rental property shall designate and record with the County Assessor a statutory agent who lives in this state and who will accept legal service on behalf of the owner. If the property is owned by a corporation, limited liability company, partnership, limited partnership, trust or real estate investment trust, include the name, address and telephone number of the business entity and the statutory agent. A person who fails to comply with any provision of this section shall be assessed a civil penalty of one thousand dollars, plus an additional one hundred dollars for each month after the date of the original violation until compliance occurs. Retain copies for your records.

NOTE: please type or print.

Property Information:

Property Information for County: **Coconino**

Check property type: ☐ Single Family Residence ☐ Multiple Family Residence
☐ Mobile Home ☐ RV Residence ☐ MH / RV Park Space

Property Address _____ City, Town, Zip _____

The following information shall be maintained: the name, address and telephone number of the property owner.

Assessor's Parcel Number: 03 _____ List additional parcel numbers for this property

Primary County Book Map Parcel Split (up to four) _____

List the year the building was built: _____

For Unsecured Mobile Homes

List Assessment Account Number 03 _____
(Attach list for any additional parcels)

Property Owner / Business Entity: _____

Check below to indicate form of ownership:

- ☐ Property Owner, list owner(s) and statutory agent residing in Arizona (required for out-of-state property owners.)
- ☐ Corporation, list corporate officer and statutory agent.
- ☐ Limited Liability Company, list managing or administrative member and statutory agent.
- ☐ Partnership, list general partner and statutory agent.
- ☐ Limited Partnership, list general partner and statutory agent.
- ☐ Trust, list trustee and statutory agent, if applicable.
- ☐ Real Estate Investment Trust, list general partner or officer and statutory agent, if applicable.

Owner Information:

Name(s): _____

Address: _____

City: _____ State: AZ Zip: _____

Phone: (_____) _____ extension _____

Agent Information: (An Arizona Agent is required for out-of-state owners.)

Name(s): _____

Address: _____

City: _____ State: AZ Zip: _____

Phone: (_____) _____ extension _____

REQUIREMENT TO UPDATE INFORMATION:

Under penalty of law the owner of Arizona residential rental property shall update any information listed above within ten days after a change in the information occurs.

I hereby affirm that the information included is true and correct.

Name: _____ Title: _____ Date: _____

Signature of owner: _____